106.0	0006	0001.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	877,900 / 877,900
					USE VALUE:	877,900 / 877,900
					ASSESSED:	877,900 / 877,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		OLD MIDDLESEX PATH, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEGNAN BRIAN & NICOLE	
Owner 2:		
Owner 3:		
Street 1:	17 OLD MIDDLESEX PATH	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	BOLTON ROSALYN V -
Owner 2:	-
Street 1:	17 OLD MIDDLESEX PATH
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,574 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1950, having primarily Clapboard Exterior and 2185 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9574.000	382,600	200	495,100	877,900
Total Card	0.220	382,600	200	495,100	877,900
Total Parcel	0.220	382,600	200	495,100	877,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 401.75 | /Parcel: 401.7

Legal Description

User Acct 68090

GIS Ref

GIS Ref

Insp Date 02/17/09

Entered Lot Size

Total Land:

Land Unit Type:

!8388!

PREVIOUS ASSESSMENT

Parcel ID 106.0-0006-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	382,200	200	9,574.	495,100	877,500	877,500	Year End Roll	12/18/2019
2019	101	FV	292,100	200	9,574.	495,100	787,400	787,400	Year End Roll	1/3/2019
2018	101	FV	292,100	200	9,574.	424,300	716,600	716,600	Year End Roll	12/20/2017
2017	101	FV	292,100	200	9,574.	396,000	688,300	688,300	Year End Roll	1/3/2017
2016	101	FV	292,100	200	9,574.	339,500	631,800	631,800	Year End	1/4/2016
2015	101	FV	273,900	200	9,574.	304,100	578,200	578,200	Year End Roll	12/11/2014
2014	101	FV	272,000	200	9,574.	281,500	553,700	553,700	Year End Roll	12/16/2013
2013	101	FV	272,000	200	9,574.	268,400	540,600	540,600		12/13/2012

PRINT

Date	Time
12/10/20	22:57:50

LAST REV

Date	Time
04/28/17	09:06:44

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8388

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOLTON ROSALYN	1404-47		8/17/2011		520,000	No	No		
	PR496-237		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	68090
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/13/2015	238	Redo Bas	8,200					Unfinished storage
2/12/2014	109	Redo Kit	14,800	C				
11/8/2012	1466	Redo Bat	6,500	C				
5/31/2012	690	Manual	2,500					INT WALL REPAIR

ACTIVITY INFORMATION

Date	Result	By	Name
5/26/2015	Permit Insp	PC	PHIL C
6/9/2014	External Ins	PC	PHIL C
3/10/2014	Info Fm Prmt	EMK	Ellen K
6/27/2012	External Ins	BR	B Rossignol
11/17/2011	MLS	EMK	Ellen K
2/17/2009	Meas/Inspect	189	PATRIOT
10/28/1999	Meas/Inspect	243	PATRIOT
7/31/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9574		Sq. Ft.	Site		0	70.	0.74	4									495,055						495,100	

Total AC/HA: 0.21979 | Total SF/SM: 9574 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 495,055 | Spl Credit | Total: 495,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	7 - Brick	10	%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	4 - Radiant H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.19853199
Const Adj.:	1.02479851
Adj $ / SQ:	165.814
Other Features:	101000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	554469
Depreciation:	171885
Depreciated Total:	382584

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

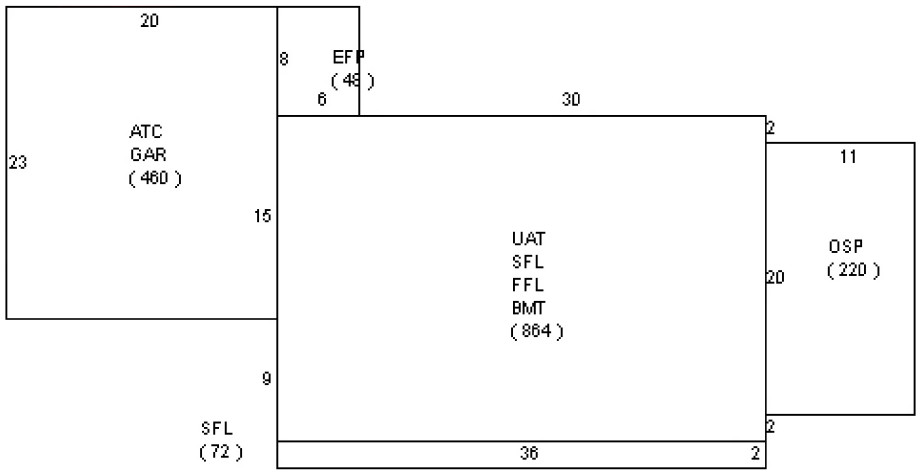
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	182.40
Special Features:	0	Val/Su Net:	102.79
Final Total:	382600	Val/Su SzAd	199.87

SKETCH



SUB AREA

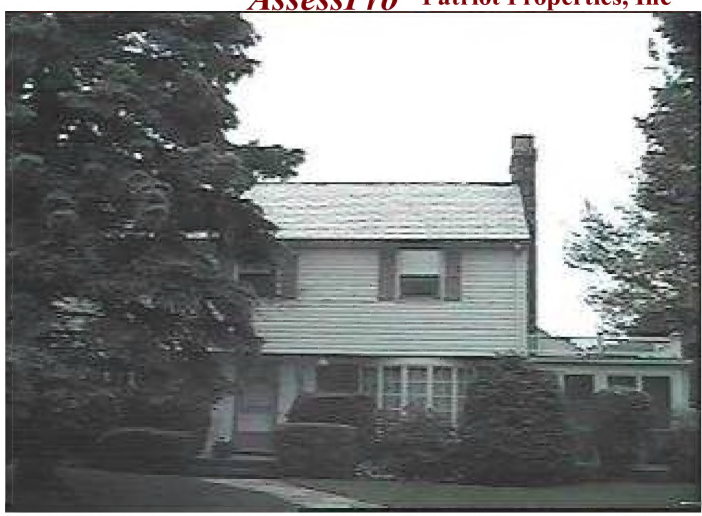
Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	889	165.810	147,442
BMT	Basement	864	72.750	62,857
FFL	First Floor	864	165.810	143,264
GAR	Garage	460	20.940	9,633
OSP	Screen Porch	220	27.050	5,952
UAT	Upper Attic	216	66.330	14,326
ATC	Attic	161	99.490	16,018
EFP	Enclos Porch	48	74.400	3,571
	Net Sketched Area:	3,722	Total:	403,063
Size Ad	1914.1999	Gross Are	4716	FinArea 2185

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF	100		
BMT	100	AFB	50	G	
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 106.0-0006-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	6X10	A	AV	1950	6.00	T	40.8	101			200			200

More:	N	Total Yard Items:	200	Total Special Featues:		Total:	200